

CITY OF LADUE

Building Department

CITY OF LADUE ZONING AND PLANNING STAFF REPORT September 22, 2020

SUP AMENDMENT (ZPC 21-16)

Address of property: 755 South Price Road
Applicant: John Burroughs School
Action Requested: Amendment to Special Use Permit to increase enrollment cap

PROPERTY/ZONING

The Burroughs School property is 49.05 acres in size and lies in the B Residential Zoning District. Educational uses are allowed with an SUP in this zoning district. The property is surrounded by residential uses to the east, west, and north. Properties to the south include a mix of residential, church, government (fire station), and commercial (at the corner of Clayton and Price).

PROPOSAL

Applicant is requesting a change in the Burroughs enrollment cap from 650 to 675 students. The enrollment cap was increased to 650 students in 2016. Burroughs includes students from 6 different grade levels. It sounds like enrollment is generally very close to the 650-student limit. According to the information submitted by the school, the number of students in each grade fluctuates between just under 100 to about 110. With the increased enrollment cap, the school has the ability to enroll 110 students for each grade if this is how the enrollment numbers work out, but the goal is not necessarily to increase enrollment beyond 650.

BACKGROUND

John Burroughs School has received many Special Use Permit amendments through the years for various construction projects on the school property as well as changes in enrollment. Prior SUPs are as follows:

March 1956 – Allow John Burroughs School to use Robinson property (3.89 acres) for school activities

September 1964 – Allow School to use additional 6 ½ acres for school activities and construction of a library building

1984 SUP (signed in April, 1991) – Construction of new field house, indoor swimming pool, related facilities and equipment

July 1992 – School to add Lots 2, 3, & 4 of Audlon Subdivision for playing fields, tennis courts, and other school uses

August 1992 – Use part of Lot 2 of J.B. Subdivision for playing fields and a parking lot

April 1993 – Addition to main classroom building and rearrangement of driveways. Enrollment limited to 600 students.

July 2001 – (SUP 01-07) Baseball/soccer field improvements

December 2005 – Site plan amendments (removal and replacement of a building, addition of 2 new buildings, dining hall addition, maintenance department addition, new soccer field, parking lot with access to Clayton Rd). Enrollment still limited to 600 students.

May 2006 – Construction of new hockey field, expansion of parking lot, fencing, etc.

July 2008 – Field improvements (convert field hockey field to soccer field and related improvements)

August 2011 – New performing arts building, new gymnasium, and related improvements

May 2014 – Baseball field improvements

January 2017 – Demolition of existing building and construction of new Science, Technology, and Research Building. Maximum enrollment increased to 650 students.

March 2019 – Expansion of field hockey field, new parking area, renovation and construction of natatorium

April 2020 – Pavilion approved near the modified athletic field near Clayton Road

PARKING

Parking requirements for schools are based on number of classrooms and the number of students over 16 years of age. Parking on campus was increased in 2019 by 75 spaces. Because of the recently added parking area, no additional parking is required at this time.

STAFF COMMENTS

The impact from this change in enrollment is likely to be minimal. If the school enrolls 675 students, the total increase of the student population would be just under than 4%.

RECOMMENDED CONDITIONS

- Maximum enrollment shall be limited to 675 students.
- All existing conditions still apply, and all existing approved site plans and site requirements shall be adhered to.

CRITERIA FOR APPROVAL

Special Use Permits are regulated by Section VII of the Zoning Ordinance. General criteria are described in Subsection C., as follows:

In considering whether or not such application should be granted, it shall be the duty of the City Zoning and Planning Commission and of the City Council to give consideration to the effect of the requested use on health, safety, morals, and the general welfare of the residents of the area in the vicinity of the property in question, and the residents of the city generally, including the effect on:

1. Traffic in the streets;
2. Fire hazards;
3. Overcrowding of land or undue concentration of people
4. Fire, police, and utility services;
5. Municipal expenditures;
6. The character of the district, and property values in the area; and
7. The general suitability of the property in question for the proposed use.